



# Meraki

**Signature Series | New Model Now Open!**

**2,309 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

**MODEL**

2019 Meraki Pkwy, McLendon-Chisholm, TX 75126 | **Seaberry II**



Meraki is a new master-planned community unfolding across 1,100 acres shaped by water, open skies, and green space. Just 21 miles from downtown Dallas and minutes from Highway 80, it offers easy access to the city while feeling worlds apart. The community is defined by its two lakes and more than 300 acres of preserved landscapes, connected through a network of parks and trails that bring nature to the forefront.

Forney ISD schools serve the community, and a planned elementary campus inside the neighborhood will bring classrooms even closer. Shopping and dining are also nearby, with big-box retailers and local restaurants just minutes away. Weekends might lead to Lake Ray Hubbard for time on the water or to historic downtown Forney for seasonal festivals and small-town charm. Meraki's location connects Forney to the broader Dallas area, from employment hubs and hospitals to entertainment districts and DFW International Airport.

The Signature Series by Bloomfield Homes is available in Meraki, with floor plans from 2,300 to 4,200 square feet. Fully bricked front porches, cedar garage doors, and upgraded interiors give homeowners more value from the start. The care behind our homes matches the care behind the community itself, and that's what makes this partnership different.





## Meraki

### Planned Amenities:

- Resort-Style Pool\*
- Playground & Playspaces\*
- Hike & Bike Trails\*
- Fishing Pond\*
- Pocket Parks & Open Green Spaces\*

\*Planned amenities are not guaranteed until complete and may change at anytime without notice\*

### Utilities:

- Electric: Farmers 972.564.2233
- Gas : Atmos 800.460.3030
- Internet Providers:
  - Spectrum 888.406.7063
  - AT&T 800.331.0500
- Water: High Point 972.564.3801
- Trash : Live Oaks Waste 903.839.1800
- Police & Fire
  - Police Dept | Kaufman County Sheriff | 972.932.4337
  - Fire Dept | ESD #6 | 972.800.9353

Meraki lies within McLendon-Chisholm's ETJ. While homes carry a Forney address, Meraki is not located within the City of Forney or its ETJ.

### HOA

\$780/year

CCMC | [www.homewisedocs.com](http://www.homewisedocs.com)

(469) 580-5208

### Tax

#### Rate Per \$100

2.75

### MUD

Ledbetter Municipal Utility District No. 1 of Kaufman County - See Community Manager for details

### Schools

<b>District</b>	Forney ISD
<b>Elementary</b>	Dewberry Elementary School
<b>6th Grade Center</b>	Smith Intermediate School
<b>Middle</b>	Brown Middle School
<b>High</b>	North Forney High School

### Driving Directions

From US-80 E, take the exit for Broad St/Pinson Rd and continue on the frontage road for 2 miles. Turn left at the light for FM 548. Continue on FM 548 for 5 miles, then turn left at Meraki Parkway to enter the community. Our model home is on the left.

